

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>6</div>				
% of Funds Committed	<div>96.24</div> %	<div>96.75</div> %	<div>4</div>	<div>96.48</div> %	<div>47</div>	<div>49</div>	
% of Funds Disbursed	<div>88.47</div> %	<div>90.24</div> %	<div>3</div>	<div>89.00</div> %	<div>39</div>	<div>39</div>	
Leveraging Ratio for Rental Activities	<div>0.35</div>	<div>1.87</div>	<div>6</div>	<div>4.81</div>	<div>10</div>	<div>7</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>82.53</div> %	<div>1</div>	<div>83.25</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>70.74</div> %	<div>69.93</div> %	<div>5</div>	<div>70.99</div> %	<div>35</div>	<div>39</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>90.23</div> %	<div>80.90</div> %	<div>3</div>	<div>81.75</div> %	<div>65</div>	<div>70</div>	
% of 0-30% AMI Renters to All Renters***	<div>50.23</div> %	<div>47.48</div> %	<div>4</div>	<div>45.84</div> %	<div>56</div>	<div>58</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>96.28</div> %	<div>95.07</div> %	<div>4</div>	<div>96.12</div> %	<div>33</div>	<div>31</div>	
Overall Ranking:			In State: <div>4</div> / <div>6</div>	Nationally: <div>45</div>	<div>41</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$4,071</div>	<div>\$20,995</div>		<div>\$27,889</div>	<div>215</div> Units	<div>29.80</div> %	
Homebuyer Unit	<div>\$15,188</div>	<div>\$21,191</div>		<div>\$15,632</div>	<div>476</div> Units	<div>66.00</div> %	
Homeowner-Rehab Unit	<div>\$24,359</div>	<div>\$16,419</div>		<div>\$21,037</div>	<div>30</div> Units	<div>4.20</div> %	
TBRA Unit	<div>\$0</div>	<div>\$4,267</div>		<div>\$3,206</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tuscaloosa AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,252	\$69,262	\$25,121
State:*	\$73,177	\$80,078	\$19,779
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.73

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	74.0	3.8	10.0	0.0
Black/African American:	25.0	93.9	90.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.5	0.6	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	89.4	18.5	40.0	0.0
2 Persons:	7.7	27.1	30.0	0.0
3 Persons:	1.4	21.6	23.3	0.0
4 Persons:	1.4	17.2	0.0	0.0
5 Persons:	0.0	9.7	6.7	0.0
6 Persons:	0.0	2.9	0.0	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.0	27.5	6.7	0.0
Elderly:	67.3	4.4	73.3	0.0
Related/Single Parent:	5.3	42.2	20.0	0.0
Related/Two Parent:	0.5	21.8	0.0	0.0
Other:	1.0	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	92.3	0.0 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	3.8	

of Section 504 Compliant Units / Completed Units Since 2001 51

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tuscaloosa State: AL Group Rank: 45
 (Percentile)
 State Rank: 4 / 6 PJs Overall Rank: 41
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	70.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.23	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	96.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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